

**STAFF REPORT TO THE PLANNING AND TRANSPORTATION COMMITTEE  
MEETING OF SEPTEMBER 23, 2009**

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**SUBJECT: MOUNT VIEW HEIGHTS SITE – PROPOSED LAND PARCEL TRANSFERS**

**PURPOSE/ISSUE:**

Authorize transfer of ownership of three land parcels on the Mount View Heights site from the Capital Regional Hospital District to the CRD Land Banking and Housing Service and the District of Saanich to facilitate the development, and permit use of the land for the amenity requirements of the rezoning.

The amenities include affordable family housing units; mixed affordable senior's housing units, public parkland as well as the previously approved lease of a supportive housing site.

**HISTORY/ BACKGROUND:**

The CRHD completed the purchase of the Carey Road site from School District 61 in 2007. Together with the 2002 first parcel acquisition an 8-acre land assembly was created.

The concept plan for the site proposes the site be used for the replacement of two Victoria care facilities<sup>1</sup> owned by the Baptist Housing Ministries Society (BHMS). The initial concept plan envisioned a 244-bed residential care home, 129 independent living suites for seniors, 36 supportive housing units for homeless and mixed-use development including housing and/or office and public open space.

In August 2008, the Board approved the commencement of the rezoning process for the site and in January 2009, staff, in collaboration with the Consultants (CitySpaces Consulting Ltd), formally submitted a rezoning application to the District of Saanich.

Since the release of the concept plan, staff has been working with various stakeholders, agencies, the community association and Saanich staff, to continue exploring ways to further the development of the plan. In response to issues raised by Saanich staff, and in line with community aspirations, the plan has been modified to incorporate significant changes and provide additional parkland. Please refer to Appendix 1 for the updated site plan and the initial concept plan.

The rezoning application was required to prepare the site for the development of the residential care facility, the supportive housing building, the independent living facility and the mixed-use development. However, the application further proposed development of additional amenities such as affordable housing for families and seniors, and creation of public parkland. These amenity provisions are consistent with regional priorities, stated goals and objectives of the Saanich Official Community Plan, and the VIHA Service Plan, as well as local community needs.

The revised plan is based on the key consideration of providing additional amenities as part of the overall development of the site. These amenities are significant in achieving the desired densities and configuration for the best possible use of the site. The plan also provides an opportunity to use a portion of the site for market development to offset the costs associated with the development of health related facilities on the site which are currently facing significant funding pressures.

Saanich staff has also identified additional development related costs such as road improvements, landscaping and upgrades, which cannot be afforded without the market component cost offset. CRHD staff, in discussion with the Consultants, District of Saanich and other experts, has determined approximately \$1.7 M would be contributed to off-site servicing costs.

The CRD has an existing service called Land Banking & Housing (LBH) under which the Housing Corporation and Housing Secretariat were established. The CRD has the authority to land bank for public or private housing and the ability to provide public housing. In order to facilitate the development of these

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<sup>1</sup> Central Care Home & Mt. Edward Court (231 beds)

proposed amenities, it is proposed to transfer the ownerships rights of land parcels containing the affordable housing projects and parkland from the CRHD to LBH and the District of Saanich.

The transferred parcels can be held under this service and used for any future housing development. The Service would also allow requisitioning funds as needed for a portion of development related costs. Dedication of land from the CRHD to the District of Saanich would be crucial for the initiation of a neighborhood park for the community.

**ALTERNATIVES:**

1. Approve transfer of land ownership rights for three distinct land parcels to facilitate development of amenities such as a senior's housing project, affordable family housing project and parkland from the Capital Regional Hospital District to the Capital Regional District Land Banking and Housing Service and the District of Saanich respectively.
2. Do not approve transfer of land ownership rights at this time; however, seek additional information on design guidelines and development of the proposed amenities and make transfer decision accordingly.

**FINANCIAL IMPLICATIONS:**

The additional amenities deemed necessary from the ongoing rezoning application have to be facilitated in the most economic ways to continue the development of the site. The transfer of land to the LBH and Saanich provides an opportunity to initiate the family and seniors housing projects and the public park in conjunction with the proposed primary development.

The CRHD will also be able to retain the inherent value of the remainder of the site after the successful completion of rezoning. Additional costs for project management and administration are anticipated; staff is currently investigating the scope of these future costs. Also, any revenue from the sale of Parcel 2 (mixed-use development) will cover potential contributions related to other development costs on the site.

The rezoning application will be presented to the Saanich council in September 2009. By effectively enabling the process of ownership transfer, the CRHD would be able to demonstrate its commitment towards these desired amenities. Final transfer of the lands would not occur until the land is rezoned subject to Saanich council approval and subdivision is completed.

**LEGAL IMPLICATIONS:**

The provision of these amenities is part of the CRHD rezoning application to achieve desired densities and the best possible site use. The transfer of land is a legitimate cost to the CRHD and thus transferring these parcels to Land Banking and Housing and the District of Saanich has no legal implications.

**SUMMARY:**

Mount View Heights offers an opportunity to create a development that will offer a "Campus of Care" for seniors with a range of choices from residential care to independent housing, supportive housing, and the potential to develop affordable family housing units and parkland space for the community.

The proposed amenities are extremely desirable and important to the community. By effectively transferring the ownership rights, the CRHD would not only be able to retain the book value of the site, but also provide land for the proposed amenities at no additional cost.

Modifications can occur during the rezoning process and once rezoned further refinements are anticipated as individual projects move through the conceptual design and design development stages.

Alternative 1 is recommended.

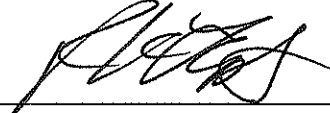
**RECOMMENDATION:**

That the Capital Regional Hospital District Board:

1. Approve transfer of land ownership rights for three distinct land parcels to facilitate development of amenities such as a senior's housing project, affordable family housing project and parkland from the Capital Regional Hospital District to the Capital Regional District (CRD) Land Banking and Housing Service and the District of Saanich respectively.



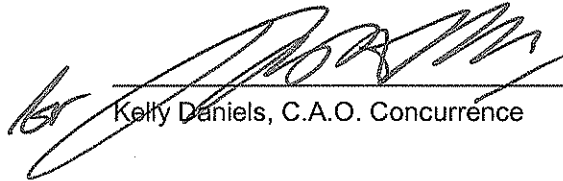
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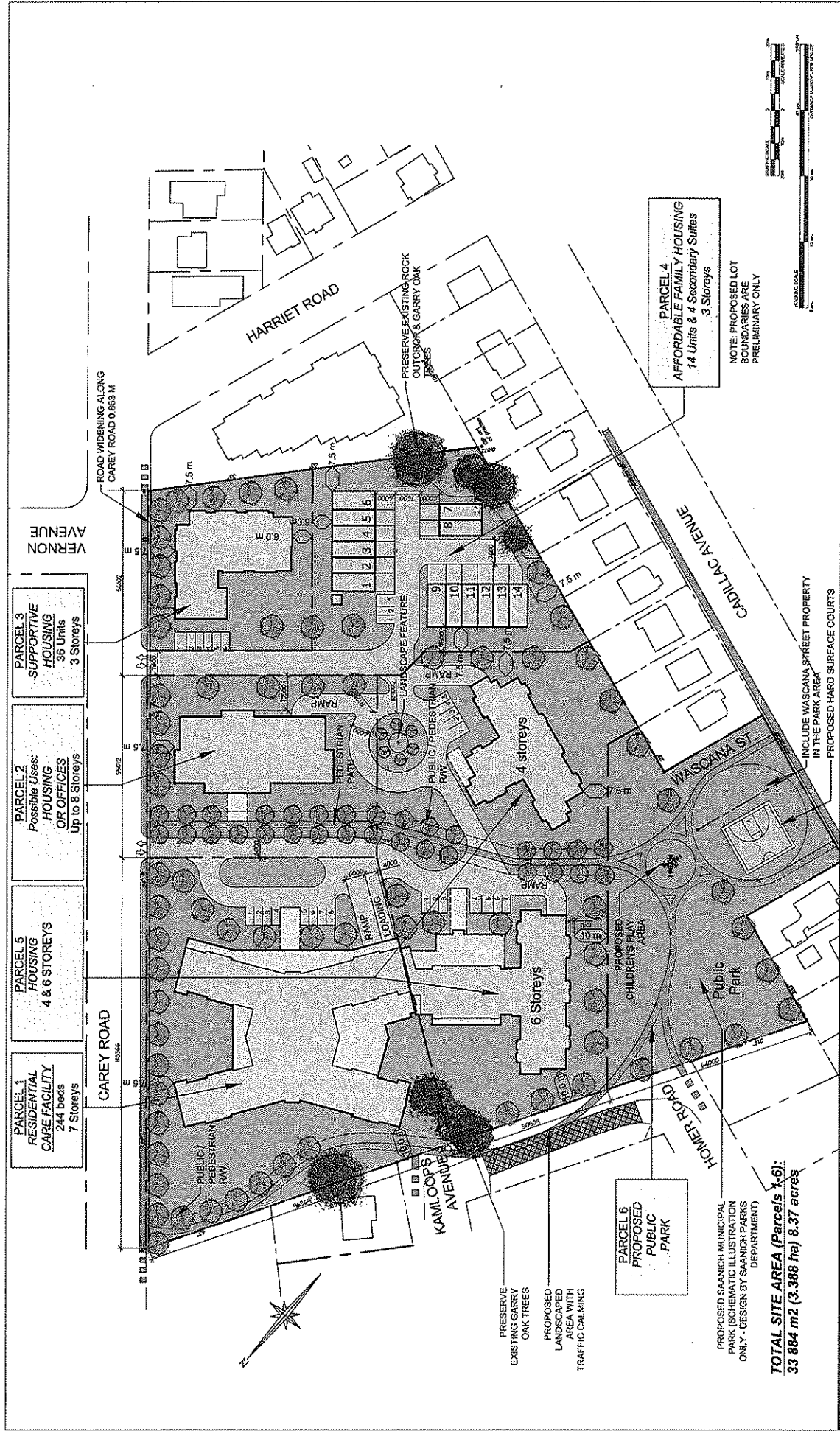


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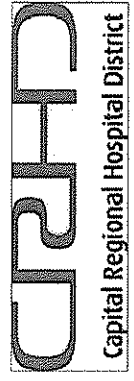


Kelly Daniels, C.A.O. Concurrence

COMMENTS



# Mt. View Heights (Carey Road) Revised Concept Plan



**CITY SPACES**  
Planning | Project Management | Applied Research

**JENSEN GROUP**  
A.R.C.H.I.T.E.C.T.S.  
May 12, 2009